

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**September 18, 2006
4:30 p.m.**

**City Hall
Council Chambers Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Alberdi, Calvo, Justus

ABSENT: Bringas and Hogan

APPROVAL OF MINUTES: August 28, 2006

MSC (Alberdi/Justus) (3-0-0-2) Approve the minutes of August 28, 2006. Motion carried.

SPECIAL ORDER: Recognition of Service Award presented to Cheryl Mestler

PUBLIC HEARING:

1. DRC-06-41 Devin Beale & Tony Zuniga
579 Moss Street
Chula Vista, CA 91911
Reconsideration of proposal for eight new 3-story single-family condominiums each with 2-car garage on the first level.

Project Manager: Ann Pease, Associate Planner

Action: (Alberdi/Justus) (3-0-0-2) Approve with following modifications:

1. Reduce the stone on the chimney to the wainscot level and above that add stucco to match the building.
2. Make some of the wrought iron openings on the perimeter wall solid, especially at the private front courtyard. Also incorporate an architectural column to provide some relief. Portions of the back wall should also have solid areas specifically where you drive down to the entry court. The private courtyards in the rear units should be enhanced to feel more private. The shared common outdoor rear landscape area should be made more private by raising the wall at the corners and a small planter should be created to provide relief.
3. Incorporate a front yard planter wall so that it returns towards the iron gates.

4. Modify on page 4 of the NOD of the Building Division section C.1.a: Add "if applicable" after *Plans must comply with 2001 Handicapped Accessibility requirements.*
5. Drought tolerant plants shall be incorporated in the retention basin which will be achieved through a dry streambed design.

2. DRC-05-31

Masaway Storage (Raphael Masaway)
3342 Main Street
Chula Vista, CA

Consideration of an industrial storage facility with a caretaker's residence.

Project Manager: Richard Zumwalt, Associate Planner

Action: (Alberdi/ Calvo) (3-0-0-2) Approve with the following modifications:

1. Add a pedestrian access sidewalk in front of the handicap parking space so that sidewalk is accessible to both storage building and caretaker's residence.
2. Revise the west elevation of the caretaker's unit to level off the diagonal sloped cornice on the roofline located above the front entry.
3. Revise the Notice of Decision page 2, 4.C. to indicate that the parking lot design be modified per the draft revised site plan exhibit presented on September 18, 2006.

BUSINESS ITEM:

3.

Redevelopment Advisory Committee Appointment
Appointment of alternate member

Action: (Alberdi/Justus) (2-0-1-2) Recommend that Member Calvo be appointed as alternate member to Redevelopment Advisory Committee

ADJOURNMENT:

At 5:45 p.m. to a regular meeting on Monday, September 18, 2006 at 4:30 p.m. in Council Chambers.